



# CPTED

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN



# WHAT IS CPTED?

- ⌘ Crime Prevention Through Environmental Design (CPTED) is a philosophy of crime prevention that utilizes a multidisciplinary approach to the built environment.
- ⌘ It is intended to deter criminal behavior and foster quality of life through the use of passive strategies incorporated into the normal planning, design, and management of the built environment.
- ⌘ Subtle design cues are used to guide positive behaviors.

# KEY ELEMENTS

- ⌘ Natural access management: physical guidance of people and vehicles
- ⌘ Natural surveillance: maximize visibility and surveillance
- ⌘ Territorial reinforcement: delineate space and express a positive sense of ownership
- ⌘ Physical maintenance and management: general upkeep of a building or area

# GRAND RAPIDS' EXPERIENCE WITH CPTED

- ⌘ Staff in the Police and Planning Departments have undergone formal CPTED training
- ⌘ CPTED surveys of businesses are undertaken when necessary or requested,
- ⌘ Special Land Use applications for package alcohol sales are vetted by the Police Officer Liaisons in the Code Compliance Division to ensure compliance with CPTED principles
- ⌘ Zoning Ordinance regulations relative to window transparency, pedestrian access, and lighting incorporate CPTED principles
- ⌘ Sign requirements in the Zoning Ordinance incorporate natural surveillance principles, enforced by Planning
- ⌘ Building and property maintenance and other zoning-related items are enforced by the Code Compliance Division

# WHY? BETTER OUTCOMES

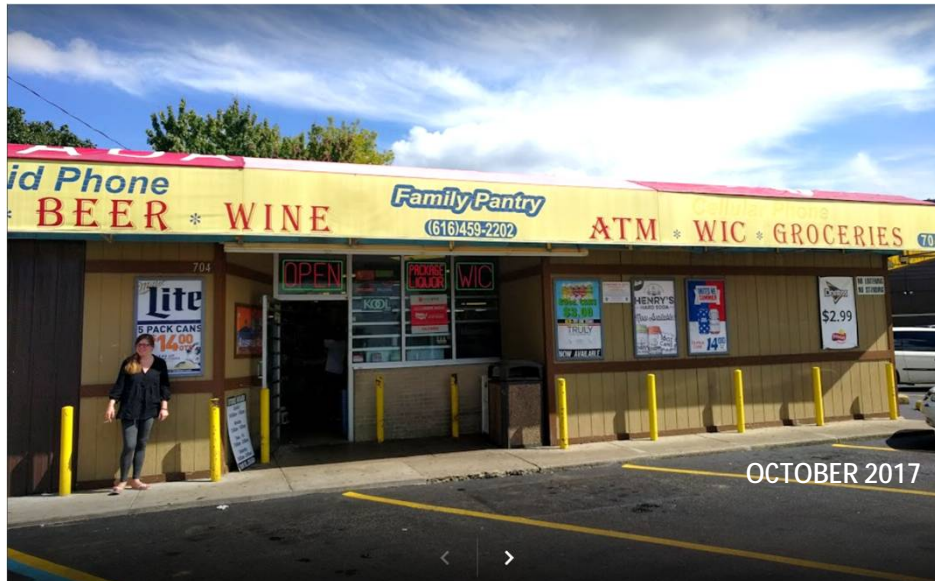
- ⌘ Chamber of Commerce feedback: less regulation, resolve issues with problem properties
- ⌘ Public testimony: provide tools to address quality of life issues, be proactive, create an environment for self-policing and problem solving
- ⌘ Development Center philosophy: create a business-friendly approach, simplify process for property owners
- ⌘ GOF Resources: establish effective and efficient approaches to work (LEAN), explore opportunities to streamline
- ⌘ GRPD: reduce incidences of crime/calls for service, improve public safety, assist community policing efforts
- ⌘ Planning and Code Compliance: improve quality of life and public safety, as well as ease of administering codes; proactive engagement of property owners

# HOW? ORDINANCE

## Alignment with CPTED Principles

Ordinance Provisions	Elements	Access Management	Natural Surveillance	Territorial Reinforcement	Property Maintenance
Visibility	Window coverage, interior fixtures, window transparency, security devices, parking lots, cash register viewing window, video surveillance		X		
	Customer entrances	X			
Lighting	Sharp cut-off lighting, architectural lighting		X		
	Exterior doors and parking area	X	X	X	
Property Maintenance	Trash, litter, graffiti			X	X
	Vegetation maintenance to maintain vision, lighting, removal, maintain safe passage for pedestrians and vehicles	X	X	X	X

# STOREFRONT COMPARISON



# PROPOSED APPROACH

- ⌘ Place CPTED-related requirements under a Police Power Ordinance, which allows staff to address non-conformities
  - Ø Approximately half of proposed regulations are scattered in the Zoning Ordinance, Nuisance Code, and Building Maintenance Code (e.g. window coverage limited to no more than 25%; illuminate exterior doors)
- ⌘ Reconfigure the duties of existing staff so that there is one point of contact with an Inspector and a Community Officer
- ⌘ Proactively engage businesses in an education and awareness campaign that as part of a comprehensive implementation strategy
- ⌘ Pilot a façade grant program to encourage façade improvements for non-conforming storefronts (e.g. no windows) and safety upgrades

# PROPOSED APPROACH

- ⌘ Regulate State-licensed facilities (e.g. SDM, SDD, medical and recreational marijuana), those that sell tobacco, massage businesses, or businesses that are open after midnight; excluding restaurants that meet administrative approval criteria
- ⌘ General requirements emphasize natural surveillance and property maintenance – window coverage and transparency, placement of interior fixtures, building entrances, parking areas, lighting, and cleanliness
- ⌘ Enhanced measures would be implemented for chronic problem properties. These are problems where a property has been the subject of 4 compliance letters, orders or citations for violations within any 90 day period
  - ⊗ Enforcement on a chronic problem property would result in the development of a correction agreement that could include training and store modifications.
  - ⊗ Failure to comply could result in city action to suspend/revoke a license

# ENGAGEMENT

- ⌘ Public testimony (written and spoken) received at Planning Commission public hearings for gas station SDM licenses in 2019
- ⌘ Chamber of Commerce letter, and subsequent meetings
- ⌘ Interdepartmental team comprised of staff from the Police, Code Compliance and Planning Departments, with assistance from the Office of the City Attorney, worked together to develop the strategy
- ⌘ CID Board meeting presentations in November and December
- ⌘ Presentation to the Public Safety Committee on February 12, 2019
- ⌘ Two community information meetings (included nearly every neighborhood association) on April 24, 2019
- ⌘ City Commission public hearing on August 13, 2019 (Proposed)

## PARTNERSHIPS

- ⌘ In addition to focusing on businesses that sell alcohol, tobacco and marijuana, meetings have been held with the Illicit Massage Industry (IMI) work group led by Rachel Verwys and Melissa Weismann.
- ⌘ These conversations led to a coordinated effort with Aaron Toffoli of the Kent County Health Department, Community Wellness Division to partner on a Sexual Violence Prevention grant application that has been awarded for education and awareness of CPTED.
- ⌘ Two professors at Bowling Green State University that specialize in CPTED will be conducting an evaluation of the program using qualitative and quantitative pre- and post-measures of implementation for education/awareness, façade modifications, and enforcement.
- ⌘ Very preliminary discussions with philanthropy and Corridor Improvement Districts have occurred to conceive a matching grant program for façade improvements.